

**AGENDA
PLANNING COMMISSION MEETING
Chula Vista, California**

**Council Chambers
276 Fourth Avenue
Chula Vista, CA 91910**

Wednesday, October 8, 2003, 6:00 p.m.

CALL TO ORDER: Castaneda___ Madrid___ O'Neill___ Hall___ Cortes___ Hom___
Felber___

ROLL CALL/MOTIONS TO EXCUSE

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

APPROVAL OF MINUTES September 24, 2003

INTRODUCTORY REMARKS

ORAL COMMUNICATIONS

Opportunity for members of the public to speak to the Planning Commission on any subject matter within the Commission's jurisdiction but not an item on today's agenda. Each speaker's presentation may not exceed three minutes.

- 1. ACTION ITEM: Report on closure of Environmental Impact Report review period for the 2003 Redevelopment Plan Amendment for the Bayfront/Town Centre I and the Merged Chula Vista Redevelopment Plans.**

Project Manager: Miguel Tapia, Principal Community Development Specialist

Staff recommends that the Commission take any public testimony and close the public review period.

- 2. PUBLIC HEARING: ZAV 03-11; Appeal of the Zoning Administrator's decision to grant a variance allowing a dental practice to use an existing office site that does not meet the on-site parking and driveway width requirements. The project is located at 235 F Street in the Administrative and Professional Office (C-O) zone. Applicant: Dr. Susan Tulenko.**

Project Manager: Michael Walker, Associate Planner

- 3. PUBLIC HEARING: PCC 03-77; Conditional Use Permit to allow a dwelling**

group in the R1-5P Zone at 1168 Alpine Avenue.

Project Manager: Lynnette Lopez, Associate Planner

- 4. PUBLIC HEARING: PCC-03-73; Conditional Use Permit to construct an 1,194 sf accessory second dwelling unit at 447 Oxford in compliance with State Government Code Sections 65852.2(b)(1)(A)–(I) for cities without adopted accessory second unit ordinances. Applicant: Javier Nunez.**

Project Manager: Lynnette Lopez, Associate Planner

BUSINESS:

DIRECTOR'S REPORT:

COMMISSION COMMENTS:

COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT

The City of Chula Vista, in complying with the American with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend, and/or participate in a City meeting, activity, or service, request such accommodations at least forty-eight hours in advance for meetings, and five days for scheduled services and activities. Please contact Diana Vargas for specific information at (619) 691-5101 or Telecommunications Devices for the Deaf (TDD) at 585-5647. California Relay Service is also available for the hearing impaired.